

MINUTES OF THE MEETING

04 May 2000

Projects Reviewed

Central Library
State Route 519 Surface Improvements
Urban Design Forum
Woodland Park Zoo

Convened: 9:00am

Adjourned: 4:15pm

Commissioners Present

Rick Sundberg
Ralph Cipriani
Gail Dubrow
Jeff Girvin
Nora Jaso
Jack Mackie
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Kelly Walker

050400.1 Project: **Central Library**
 Phase: Schematics
 Previous Review: 28 October 1999 (Scope Briefing)
 Presenters: Alex Harris, Seattle Public Library
 Deborah Jacobs, Seattle Public Library
 Rem Koolhaas, Office for Metropolitan Architecture
 Attendees: See Attached
 Time: 1.75 hours (SDC Ref. # 169 | DC00116)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Design Commission thanks the team for coming and for addressing their previous concerns;
- gives their approval of the schematic design and strongly feels that it is addressing — in distinctly modern yet subtle, real and sophisticated ways — the civic gesture desired for the building;
- feels that the streetscape elements are developing nicely in an urban way;
- at the next level of refinement, encourages the team to articulate the design vocabulary employed in an effort to fine tune the interior spaces for users and staff: reading rooms; administrative spaces; human needs; and how the spaces will perform;
- continues its support for the unique copper mesh sheathing system and the concern shown for incorporating sustainable technology into the building design;
- looks forward to an update on the arts program, but recognizes and respects that this component falls under the purview of the Seattle Arts Commission in collaboration with the Library Board;
- encourages the team to develop the signage as a broad-based system that will speak to the many heritages and cultures of Seattle; and
- offers their support to the team as they work through issues related to the Land Use Code since the unique design of the building may require special treatment.

The lead architect for the Central Library presented the design team’s current schematic design concept. One of the goals of the design will be to provide a landmark building that will appear different from every angle. The building will be surrounded by an eclectic “library of trees” that will reflect the region. Glazing on the Spring Street side of the structure will provide views into the auditorium from the street and a “transparent” staircase of metal grating will also be located on this façade. The existing fountain will be located in the center of the Fourth Avenue entry.

The skin of the building will be pulled away from the structural members on Fifth Avenue, providing an interstitial indoor | outdoor vestibule between the living room and the street; “green strings” and rolling planters will help define the in-between space. The living room will be a dynamic space with a “technical floor” of revolving, computer generated imagery, that will be controlled by the library staff.

The building skin will play an integral role in the structural integrity of the building. The structure will be comprised, in part, of a system of I-Beams, tubular steel elements and concrete. The curtain wall will

be a regular grid with a layer of metal between the glass that will work to reduce solar gain. The climate in Seattle will play an active role in modifying the way the skin of the building is perceived; depending on the angle of the sun, the building will appear solid or transparent. Additionally, the urban billboard on the “Mixing Chamber” platform will be visible on the building skin.

The reading room will be dedicated to reading and will provide views of the Seattle skyline. A “spiral” of books will be arranged in a continuous organizational system. One wall in this room will hold views of the Seattle skyline while the opposite wall will be finished in blue velvet.

Key Commissioner Comments and Concerns

- Feels that the changes that have been made on the Fourth Avenue side of the building work wonderfully. Would like to know how the Madison Street façade will be treated.
 - Proponent stated that the facade will be transparent until it meets the ground.
- Would like to hear more about the materials and layout of the interior spaces and how the indoor climate will be controlled in this primarily glass building.
 - Proponent stated that large public areas will be open while the reading rooms will be more intimate. Regarding climate, the intention is to exploit the environmental conditions in order to de-escalate the need to control them. The environment in one space will work to compliment and perhaps oppose the climate in another, thereby creating a system of complimentary conditions. The team is successfully working towards meeting a silver standard of environmental excellence.
- Would like to know how the environment in the auditorium will be controlled, considering the extensive glazing.
 - Proponent stated that the team is reviewing new glazing technology that can be made solid with the flip of a switch. The Seattle Public Libraries’ chief librarian noted that when the architect selection committee reviewed works in Europe, that Rem Koolhaas’ auditoriums were some of the best rooms they viewed and experienced.
- Is thrilled with the entry sequence on Fourth and Fifth Avenues. Would like to know how the team intends to engage adjacent plazas as they had mentioned at the previous Commission presentation.
 - Proponent stated that the “green strings” and other vegetative components at the Fifth Avenue living room will pick up on the green space in front of the courthouse across the street. The Fourth Avenue assembly area will pick up on the public plaza across the street.
- Would like to know if the library has a landscape maintenance plan.
 - Proponents stated that the Central Library currently has a gardener who will continue to work on the new library.
- Encourages the team to use the “technical floor” to reflect the heritage and multiple cultures of the region.
- Would like to know how a range of art pieces will work in this highly integrated design and if there will be “under-designed” areas that will leave room for artistic expression.
 - Proponents stated that they were reluctant to answer this question prior to the interviews with potential art planners that would be held on the following day. Also stated that their goal is for a highly integrative process between the design team and the art planner and

artists. The team would like to bring an art planner and artists on board who are willing to work with and against the design team — true team players. Also feels that if the definition of an artist is extended, that each space in the library holds a level of latency for future expression. The arts planners being considered are Jorge Pardo, Nancy Spector, Doho So, Carolyn Law and Mae Son.

- Would like to know if the required sustainability standards have been helpful.
 - Proponent stated that the requirements are more stringent in Seattle than in Europe and that although they have been helpful, they are not accustomed to working with blanket requirements.
- Would like to know the library's position on naming the library.
 - Proponents stated that the library board determined some time ago that the name of the facility will be the "Seattle Public Library" rather than reflecting the name of a donor. Also noted that the majority of donors are not interested in naming rights but that there is a possibility for naming particular rooms.
- Would like to know how the building signage will be graphically rendered.
 - Proponents stated that they are in the process of determining the best route.
- Would like to know what is planned for the roof area.
 - Proponents stated that the current design calls for a lawn adjacent to the administrative offices. However, a roof garden was not provided for in the original budget and since the current design is very close to meeting the budget, the team wants to insure that all of the programs are provided for before they move forward with a roof garden.
- Would like to know how the project is working within City of Seattle standards.
 - Proponents stated that they have been working closely with land use staff at the Department of Design Construction and Land Use (DCLU) to achieve the City's standards, understanding that the Land Use Code is based on a standard vertical building.

050400.1 Project: **Central Library**
Attendees: Lucia Athens, City of Seattle Green Building Team
Marilyn Brockman, Bassetti/Bohlin Cywinski Jackson Architects
Jim Brown, LMN Architects
Michele D'Alessandro, Seattle Public Library
Michael Dorcy, Department of Design Construction and Land Use
John Eskelin, Department of Neighborhoods
Anne Friedlander, City Budget Office
Marilynne Gardner, City Budget Office
Barbara Goldstein, Seattle Arts Commission
Barb Gregory, The Seneca Real Estate Group
Jennifer Guthrie, Gustafson Partners Ltd.
Mark Hinshaw, LMN Architects
Bjarne Ingels, Office of Metropolitan Architecture
Jill Jean, Seattle Public Library
Leslie Koch
Rick Krochalis, Department of Design Construction and Land Use
Carolyn Law, Artist
Vince Lyons, Department of Design Construction and Land Use
Yazmin Mehdi, Seattle Public Library
Sarah Meyer, Microsoft Community Affairs
Colleen Miller, Gordon Walker Architecture
Sheri Olson, Architectural Record
Sue Partridge, Seattle Public Library
Sherry Prowda
Jun Quan, Executive Services Department, Facilities
Lisa Raflo, CityDesign
Lisa Richmond, Seattle Arts Commission
Bruce D. Rips, Department of Design Construction and Land Use
Lisa Rutzick, Madrona, Department of Design Construction and Land Use
Natasha Sandmeier, Office of Metropolitan Architecture
Linda Saunto, Seattle Public Library
Dennis Sellir
Barbara Swift, Swift & Company
Steve Trainer, The Seneca Real Estate Group
Robert Zimmer, LMN

050400.2 **COMMISSION BUSINESS**

ACTION ITEMS

- A. Timesheets
- B. Minutes from 04 April 2000

DISCUSSION ITEMS

- C. Administrative Review and Follow-Up / Cubell
- D. Outside Commitments Chart / Cubell
- E. Vacations-Skybridges / Cubell
- F. Recruitment for Design Commission / Sundberg

050400.3 Project: **State Route 519 Surface Improvements**
 Phase: Conceptual
 Previous Review: 10.28.99 (Conceptual); 10.07.99 (Update); 07.15.99 (Schematic Briefing)
 Presenters: Mark Clemmens, Seattle Transportation
 Rob Kingsbury, Seattle Transportation
 Attendees: Mike Anderson, Washington State Ferries
 Shane Dewald, Seattle Transportation
 Llew Hansen, Seattle Transportation
 Warren Ingersoll, Port of Seattle, Marine Planning
 Steve Pearce, Strategic Planning Office
 Time: 1.0 hour (SDC Ref. # 169 | DC00073)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Design Commission thanks the team for coming at such an early stage and recognizes the on-going challenges and complex nature of this major transportation project which represents a collaboration between SPO, SEATRAN, the Port of Seattle and the Washington State Ferries;
- would like to see cross-sections throughout the site to better understand the project's relationship with other surrounding projects and the facility at Colman Dock;
- urges the team to look for a balance toward meeting the needs of all roadway users and to review the goals of area neighborhood plans and the City's general comprehensive plan to strengthen their strategy;
- would like to see options "A – F" to better understand the logic that led the team to the proposed solution; and
- looks forward to seeing the project again as it evolves.

The SR-519 Surface Street Improvement project is located at Alaskan Way South; under the Alaskan Way viaduct north of Atlantic; and includes the following streets west of First Avenue South: Colorado Avenue South, South Atlantic Street, South Royal Brougham Way, South King Street, and South Dearborn Street. The project is being redesigned as the result of the passage of I-695 and the loss of Washington State Ferry funds that were going to be used to purchase the Washington Oregon Shippers Cooperative (WOSCA) property. The site had been earmarked to hold up to 800 ferry traffic vehicles along Alaskan Way. The loss of the WOSCA property resulted in a need to relocate ferry staging on City of Seattle street right of way under the Alaskan Way viaduct and west of the viaduct. The project is working to resolve a conflict between automobile and rail traffic. The design needs to make efficient provisions for all manner of traffic (truck, transit, rail, pedestrian, bicycle, and automobile); the project also wants to incorporate a leg of the Mountains to Sound Trail.

Key Commissioner Comments and Concerns

- Would like to see the alternate options that led the team to the current proposal as well as illustrative sections along the entire roadway. Feels it would be in the proponents best interests to show more information.

- Encourages the project team to determine how to nominally meet the future traffic demand requirements; because the needs will constantly change over time, it will be difficult to provide *enough* room.
- Feels that SEATRAN has mistakenly focused this project on solving a traffic problem for the Colman Dock and that the scope of the project needs to be reworked. Challenges the team to review the Pioneer Square Neighborhood Plan to determine the needs of the neighborhood.
- Sympathizes with how difficult the problem of ferry vehicle queuing is and appreciates that a lot of money is being lost by people not paying for ferry passage. At the same time, suggests that the team continue to look for a way to sell ferry tickets in advance and to provide an information booth.
 - Proponents stated that the queuing of vehicles is usually employed in a controlled area and that 40-percent of the Washington State Ferries (WSF) revenue comes from passenger fares.
- Would like more information on the railroad spur.
 - Proponents stated that Alaskan Way was previously named Railroad Way and the City of Seattle gave the railroad the right to use the right of way in perpetuity. While the number of tracks in the Alaskan Way right of way has been reduced over time, the railroad still has the perpetual right to use the right of way.
 - Proponents further noted that although there is a lot of space dedicated to ferry vehicle queuing, the WSF does not feel that the City is giving them everything they want. The proponents are trying to balance the needs of all interested parties. It was stated that there are no alternative areas that could be used as a holding area, with the possible exception of Terminal 46 which would require two crossings of through traffic on Alaskan Way. Proponents indicated that they have met with representatives from Pioneer Square. Although the team has not received any specific information on the development that is proposed for the WOSCA site, they have told the developer that they will need to provide access on the site itself.
- Stated that the plan looks like a small town solution that seems disproportionate to the context.
- Feels that the impact of automobile ferry traffic has been blown out of proportion in the minds of the public. Would like to know if the stadiums — that have exacerbated the traffic problem — have made any financial contributions toward solving the problem.
 - Proponents stated that the organizations will make small contributions but that it is unrealistic to expect them to offer any significant support.

050400.4 Project: **Urban Design Forum**
 Phase: Update
 Presenter: John Rahaim, CityDesign

 Time: 1.0 hour (SDC Ref. # 171/220 | DC00046)

Action: The Commission appreciates the update and looks forward to future updates and to participating in the Forum in early June.

John Rahaim of CityDesign presented an update on the planning of the Center City Urban Design Forum.

050400.5 Project: **Woodland Park Zoo**
 Phase: Update
 Previous Review: 16 December 1999 (Schematic)
 Presenter: Max Cameron, Lehrman Cameron Studio
 Mindy Cameron, Lehrman Cameron Studio
 Pat Janikowski
 Krista Lutz
 Jim Maxwell, Woodland Park Zoo

 Time: 1.0 hour (SDC Ref. # 169 | DC00071)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Design Commission thanks the team for coming and supports and approves the design development of the African Village Exhibit;**
- **does not need to see the project again;**
- **supports the plaza and pebble path concept for the exhibit circulation;**
- **likes the authentic approach toward the interpretive design and supports the open-ended quality of the exhibit that will allow for future change and growth;**
- **applauds the Zoo for taking a progressive approach toward interpretation of the story; and**
- **thanks the Zoo for providing a brief update on the EIS review process for its latest set of improvements and new exhibits.**

The architects and interpretive designers for the African Village at the Woodland Park Zoo presented an update of their current design scheme. The team intends to begin construction documents based on this proposal. The team addressed previous Design Commission concerns about the extensive number of paths leading to the plaza by eliminating the service route. The design calls to raise the grade of the plaza in order to make it ADA accessible. The plaza will be used as an organizing framework for the Village with four gateways that will lead into various exhibits. The team is searching for the most authentic approach toward materials and architecture to replicate an authentic village.

The “western style” design of the School has remained unchanged, as has the Teacher’s house — although the latter will incorporate a secondary entry. Two granary towers will stand trailside at the entry to the Village, one of which will be an accessible interpretive component. The Palaver hut will act as the cultural center for the village and will be articulated with authentic interpretive elements. The overall interpretive plan will incorporate wayfinding devices; news media; audio components; text; maps; and authentic artifacts and props.

Key Commissioner Comments and Concerns

- Suggests that the teacher’s story should include references to real-time events in the region such as the AIDS epidemic and famine.
 - The interpretive designers stated that they feel that the bulletin board or teacher’s desk

would serve as a good location for this information. Also stated that as the community center, the Palaver Hut could serve as a good location to address larger social issues. However, the interpretive team needs to determine if the Zoo is comfortable with presenting this information to visitors.

- Is pleased that the cultural interpretation is being thought of so thoroughly for an exhibit that is primarily about animals.

Jim Maxwell of the Woodland Park Zoo presented an update on the EIS review process for the Zoo's latest set of improvements and new exhibits. Maxwell stated that the EIS work and traffic analysis will begin in concert with the upcoming peak season. A draft of the report will be available in Fall 2000 and the final document by the end of the year.